

MINOR VARIANCE APPLICATION
Under Section 45 of the *Planning Act*

To be held on Wednesday, August 1st, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00238
Owner(s): RCS Developments Inc.
Location: 27 Ladouceur Street
Ward: 15 - Kitchissippi
Legal Description: Part of Lot 70, Reg. Plan 57
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing two-storey duplex dwelling and construct a three-storey, three-unit dwelling, as shown on plans filed with the Committee. The application indicates that two units will have a roof top terrace.

RELIEF REQUIRED:

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

- a) To permit a parapet to project 0.6 metres above the maximum building height, whereas the By-law states that a parapet must not project more than 0.3 metres above the maximum building height.
- b) To permit reduced north-easterly and north-westerly setbacks for the roof top terrace from the exterior wall of the building of 0 metres, whereas the By-law requires that a roof top terrace be 1.5 metres from the exterior wall of the building.
- c) To permit an increased area of 16.88 square metres for the roof top access, whereas the By-law requires that a roof top access not exceed a total area of 10.5 square metres.
- d) To permit a reduced lot width of 10.06 metres, whereas the By-law requires a minimum lot width of 12 metres.
- e) To permit a reduced lot area of 302.7 square metres, whereas the By-law requires a minimum lot area of 360 square metres.

THE APPLICATION indicates that the Property is not the subject of any other current application under the *Planning Act*.